

DRAFT: SUGGESTED CHANGES TO THE WPC RULES AND PROCEDURES

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A. Amend Article 3(2) to read as follows:

2) *Powers*. The following powers should be interpreted as activities that are optional and may be initiated by the **members of the** WPC within their jurisdiction ~~pursuant to Indiana State Statute~~:

a) Establish **such special or advisory** committees as **they shall deem** necessary, composed of specific members and organized for specific purposes, **pursuant to either IC 36-7-4-402(d) or IC 36-7-4-407**;

b) Establish an executive committee, **pursuant to IC 36-7-4-408, or a plat committee, pursuant to IC 36-7-4-701(e)**;

c) Seek funding assistance through grant programs and donations as necessary;

d) Establish a schedule of fees to be approved by the Town Council to defray the administrative costs of the official action of the Commission;

e) Appoint and fix the duties of the secretary;

f) Contract for special or temporary services and professional counsel;

g) All additional powers as permitted by the Indiana ~~State~~ Code.

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B. Amend Article 3(3) to read as follows:

3) *Commitments*. Pursuant to IC 36-7-4-1015(a), as a condition to the:

- a) Adoption of a rezoning proposal;
- b) Primary **or secondary** approval of a proposed subdivision plat or development plan; or
- c) Approval of a vacation of all or part of the plat;

the WPC **or any committee thereof** may require or allow the owner of a parcel of real property to make a commitment to the Commission concerning the use or development of that parcel.

Pursuant to IC 36-7-4-1015(c), the WPC hereby declares that the criteria to be considered when an owner applies for the modification or termination of a commitment made under these Rules and Procedures are the same criteria that applied to the proposal when the Commission originally recommended adoption or granted approval, as the case may be.

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C. Amend Article 4 (Tables Governing Actions and Decisions) to read as follows:

Petition Consideration			
<i>Application Type</i>	<i>Staff or Committee</i>	<i>WPC</i>	<i>Town Council</i>
Zoning Map Amendment	Review	Certify Recommendation	Final Decision
Zoning Text Amendment	Review	Certify Recommendation	Final Decision
PUD (if enabled)	Review	Certify Recommendation	Final Decision
Primary Plat	Review	Final Decision (unless delegated to a Plat Committee)	
Development Plan	Review (however, the WPC may delegate decision-making authority to the Town Planner)	Final Decision (however, the WPC may delegate decision-making authority to the Town Planner) (unless delegated to a Special Committee)	
Secondary Plat	Review (however, the WPC may delegate decision-making authority to the Town Planner)	Final Decision (however, the WPC may delegate decision-making authority to the Town Planner) (unless delegated to Staff or a Plat Committee)	
Comprehensive Plan Amendment	Review	Certify Recommendation (or hold for further review)	Final Decision (if Amendment Certified)

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Decisions Rendered			
<i>Application Type</i>	<i>Staff or Committee</i>	<i>WPC</i>	<i>Town Council</i>
Zoning Map Amendment, Zoning Text Amendment, or PUD (if enabled)	Review and make recommendations	Certify either: <ul style="list-style-type: none">• Favorable Recommendation (with or without conditions);• Unfavorable Recommendation (with or without conditions); or• No Recommendation (with or without conditions)	Final Decision
Primary Plat	Review and make recommendations with assistance from the Technical Advisory Committee (TAC)	Vote to either: <ul style="list-style-type: none">• Approve (with or without conditions); or• Disapprove (however, decision-making authority may be delegated to a Plat Committee)	
Development Plan	Review and make recommendations with assistance from the Technical Advisory Committee (TAC) (however, the WPC may delegate decision-making authority to the Town Planner)	Vote to either: <ul style="list-style-type: none">• Approve (with or without conditions); or• Disapprove (however, decision-making authority may be delegated to a Special Committee)	
Secondary Plat	Review and make recommendations with assistance from the Technical Advisory Committee (TAC) (however, the WPC may delegate decision-making authority to the Town Planner)	Vote to either: <ul style="list-style-type: none">• Approve (with or without conditions); or• Disapprove (however, decision-making authority may be delegated to Staff or a Plat Committee)	

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Comprehensive Plan Amendment	Review	Certify With Favorable Recommendation (or Do Not Certify)	Final Decision (if Amendment Certified)
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